

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2016, Legislative Day No. 22

Resolution No. 139-16

Mrs. Vicki Almond, Councilwoman

By the County Council, December 19, 2016

A Resolution of the Baltimore County Council to approve the review of a proposed general development planned unit development in accordance with County law.

WHEREAS, County law requires that an application for approval of a site for a planned unit development be submitted to the County Council member in whose district the development is proposed to be located; and

WHEREAS, the site is located in the Reisterstown/Owings Mills area of the County, southwest of the intersection of Bond Avenue and Owings Mills Boulevard; and

WHEREAS, *Bond Property, LLC* has submitted an application for continued review of a site which is approximately 4.24 ± acres within the Urban Rural Demarcation Line zoned DR 3.5 and with a street address of 517 Bond Avenue in the Second Councilmanic District to be developed as a general development planned unit development known as Victoria Crossing; and

WHEREAS, the PUD proposes the development of a residential community with a total of 26 semi-detached units and the rehabilitation of an existing historic single-family detached dwelling in order to preserve it; and

WHEREAS, the County Council finds that the density should be amended or modified to allow for an increase in the density from 14 dwelling units to 27 dwelling units in accordance with Section 32-4-242 of the County Code; and

WHEREAS, the community benefit provided by the Applicant will consist of onsite and offsite capital improvement benefits and a land use benefit. The onsite facility will consist of amenities such as a pathway around an open space area, a gazebo and Victorian garden to be maintained by the Homeowner's Association. The offsite capital improvement will consist of \$10,000 towards improvements to Glyndon Elementary School and a \$5,000 contribution to the Reisterstown Branch of the Baltimore County Public Library. The Applicant will also provide a land use benefit by rehabilitating the historic structure which is estimated to cost between \$400,000 and \$600,000. The County Council approves the community benefit as being an appropriate community benefit under Section 32-4-242(b)(6) and also finds that this project meets the goals, objectives and recommendation of the Master Plan 2020; and

WHEREAS, Applicant conducted a post-submission community meeting on October 1, 2015 in compliance with Section 32-4-242(c) of the Baltimore County Code; and

WHEREAS, Applicant has compiled comprehensive minutes of the meeting, together with a record of the names, addresses, and electronic mail addresses, if available, of the attendees and has forwarded same to the Council member in whose district the property is located and to the Department of Permits, Approvals and Inspections; and

WHEREAS, Applicant has submitted copies of the application to the Department of Permits, Approvals and Inspections, and the appropriate County reviewing agencies have provided a written preliminary evaluation of the proposed PUD to the Council Member, all of which has been posted on the County's internet website; and

WHEREAS, Applicant has posted the subject property at least 10 business days prior to the final vote on the Resolution in accordance with Section 32-4-242(d)(1) of the County Code;

WHEREAS, after review of the application and related materials, written preliminary evaluation from County agencies, and input from attendees of the post-submission community

meeting, the County Council finds that the proposed PUD will achieve a development of substantially higher quality than a conventional development and will achieve a compatible and efficient use of land; now therefore,

BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the proposed site for the general development planned unit development filed by *Bond Property, LLC* is eligible for County review in accordance with Section 32-4-241, et seq. of the County Code; and be it further

RESOLVED, that, based upon the community benefit that stems from the PUD, the County Council approves an amendment or modification of the density permitted for the proposed PUD to allow 26 semi-detached dwellings and one historic structure to be used as a single-family detached dwelling; and be it further

RESOLVED, that the open space provided onsite and amenities thereto which constitute community benefits shall also be considered as open space and an outdoor public amenity as provided under Bill No. 73-16; and be it further

RESOLVED, that a copy of this Resolution be sent to the Baltimore County Department of Permits, Approvals and Inspections and the Department of Planning.